

APPRAISAL REPORT  
WATER AND WASTE DISPOSAL SYSTEMS

*FmHA 442-10  
10-17-78*

Applicant: \_\_\_\_\_

II. (1) Name of Facility to be appraised: \_\_\_\_\_

Address: \_\_\_\_\_

County: \_\_\_\_\_ State: \_\_\_\_\_

(2) Name and address of Owner of Facility: \_\_\_\_\_

(3) Type of Facility: \_\_\_\_\_

III. Description of Facility: (Describe major units giving approximate lengths, sizes, capacity, age, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property located in a Flood Plain? ☐ Yes ☐ No Is new construction located in a wetland? ☐ Yes ☐ No

Comparative Analysis:

Compare with existing systems financed by the Farmers Home Administration.

System	Year	** Total Installation Cost	No. of Users	Original Inv./User
		\$		\$
Average	XXX	\$		***

\* Year Constructed

\*\* Includes construction, engineer, legal, etc. Includes loans and grants.

\*\*\* The average investment per user multiplied by the number of users in the system being purchased equals appraisal value A.

Comparative appraisal value A = \$ \_\_\_\_\_

V. CAPITALIZATION

Obtain information for the following tables from the financial reports of the previous four years.

Year	19 ____	19 ____	19 ____	19 ____
Total Income	\$	\$	\$	\$
Less: Operation and Maintenance				
Capitalization I				
Less: Depreciation				
Capitalization III				

Average Capitalization I for 4 years = \$ \_\_\_\_\_

Average Capitalization II for 4 years = \$ \_\_\_\_\_

TOTAL = \$ \_\_\_\_\_

$\frac{\text{Total}}{2}$  = Average Capitalization

Average capitalization times 10 = Capitalization appraisal value B.

Capitalization appraisal value B = \$ \_\_\_\_\_

## VI. DEPRECIATED APPRAISAL VALUE

This is the value of the existing system at present day prices less depreciation.

[illegible]

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Depreciated Appraisal Value C = \$

VII. FINAL EVALUATION:

Comparative Appraisal Value A = \$ \_\_\_\_\_

Capitalization Appraisal Value B = \$ \_\_\_\_\_

Depreciation Appraisal Value C = \$ \_\_\_\_\_

VIII. OTHER ITEMS CONSIDERED:

Considering the above, I have found that \$ \_\_\_\_\_ is a reasonable present market value  
for this facility.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_